



CITY OF NEWTON, MASSACHUSETTS

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David B. Cohen

Mayor

ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

NOTICE OF DECISIONS

A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:

- #6-09** from Harvey and Linda Davidson, 80 Central Avenue, Newtonville, MA, appealing the Commissioner of the Inspectional Services Department issuance of a building permit at 11 Wilton Road, Newton, for the construction of a two family dwelling. The property is located in a Multi Residence 1 District. **The petitioners' appeal of the decision of the Commissioner of Inspectional Services was denied, 4-0-1 (Farina).**
- #7-09** from David and Lisa Sands, 37 Baldpate Hill Road, Newton, MA, requesting a variance of 18.2 feet from the rear yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize a newly constructed recreation court, resulting in a rear yard setback of 6.8 feet. **(Required rear yard setback for old lots created before December 7, 1953 is 25 feet.) The petitioners' request for a variance from the rear yard setback was granted, subject to conditions, 4-0-1 (Lipsitt).** In addition, petitioners are requesting a variance of 4.4 feet from the side yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize the same newly constructed recreation court, resulting in a rear yard setback of 8.1 feet. **(Required side yard setback for old lots created before December 7, 1953 is 12.5 feet.)** The property is located in a Single Residence 1 district. **The petitioners' request for a variance from the side yard setback was granted, subject to conditions, 4-0-1 (Lipsitt).**
- #8-09** from Alfred Nicholas Parnell, 68 Walnut Hill Road, Newton Center, MA, requesting a variance of 1.6 feet from the front yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to construct a landing, resulting in a front yard setback of 23.4 feet. **(Required front yard setback for old lots created before December 7, 1953 is 25 feet.)** The property is located in a Single Residence 3 district. **The petitioners' request for a variance from the front yard setback was granted, subject to conditions, 5-0.**

Any appeal of the above decision must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.

Decision number 6-09 was filed on July 15, 2009, number 7-09 was filed on July 22, 2009 and number 8-09 was filed on July 10, 2009.